

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - April 14, 1971

Appeal No. 10716 Barbara Zimmerman, appellant

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion dully made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of April 20, 1971.

ORDERED:

That the appeal for variance from the use provisions of R-3 District to permit a flat at 1826 35th St., NW., lot 806, Square S-1296, be denied.

FINDINGS OF FACT:

1. The subject property is located in an R-3 District.
2. The property is improved with a two-story with basement brick structure.
3. The appellant proposes to convert the single family residence to a two family flat.
4. The appellant purchased the property in 1962 as a single family dwelling. The appellant alleged that a living unit was created in the basement by the tenants when they added a stove.
5. Opposition to the granting of the appeal was registered at the Public Hearing by the Burleith Citizens Association and the Citizens Association of Georgetown.

OPINION:

We are of the opinion that the appellant has failed to prove a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the request relief will not result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

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Further, we hold that the requested relief can not be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: \_\_\_\_\_  
GEORGE A. GROGAN  
Secretary of the Board